134.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	951,400 / 951,400
					USE VALUE:	951,400 / 951,400
					ASSESSED:	951,400 / 951,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
92		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WOLL EDWARD CHRISTOPHER &
Owner 2:	WOLL KATHERINE HUBBARD
Owner 3:	
Street 1:	92 CHURCHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LOKENSGARD ALAN J & JEAN G -
Owner 2:	-
Street 1:	92 CHURCHILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,860 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1950 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7860.000	356,700	4,500	590,200	951,400
Total Card	0.180	356,700	4,500	590,200	951,400
Total Parcel	0.180	356,700	4,500	590,200	951,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.87 | /Parcel: 487.8

Legal Description

User Acct 86276

GIS Ref

GIS Ref

Insp Date 05/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 134.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	356,600	4500	7,860.	590,200	951,300	951,300	Year End Roll	12/18/2019
2019	101	FV	284,100	4700	7,860.	623,000	911,800	911,800	Year End Roll	1/3/2019
2018	101	FV	283,100	4700	7,860.	459,100	746,900	746,900	Year End Roll	12/20/2017
2017	101	FV	283,100	4700	7,860.	439,400	727,200	727,200	Year End Roll	1/3/2017
2016	101	FV	283,100	4700	7,860.	406,600	694,400	694,400	Year End	1/4/2016
2015	101	FV	276,300	4900	7,860.	341,000	622,200	622,200	Year End Roll	12/11/2014
2014	101	FV	276,300	4900	7,860.	333,100	614,300	614,300	Year End Roll	12/16/2013
2013	101	FV	276,300	4900	7,860.	317,400	598,600	598,600		12/13/2012

!10449!

PRINT

Date	Time
12/11/20	00:45:08

LAST REV

Date	Time
10/11/19	08:42:32
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10449

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOKENSGARD ALAN	61943-536		6/4/2013		720,000	No	No		JEAN GUNN LOKENSGARD D.O.D. 6/11/2011.
	12466-210		6/28/1973		43,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2019	786	Heat App	3,500	C				
10/29/2016	1472	Addition	10,000	O				add mudroom per pl
12/5/2013	1773	Manual	3,300	C				
10/22/2009	1028	Siding	5,000					
6/29/2004	570	Manual	5,500			G6	GR FY06	new kitchen cabiin

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	MEAS&NOTICE	HS	Hanne S
2/6/2014	Info Fm Prmt	EMK	Ellen K
1/27/2009	Meas/Inspect	336	PATRIOT
3/30/2005	Permit Visit	BR	B Rossignol
4/28/2000	Inspected	283	PATRIOT
11/23/1999	Mailer Sent		
11/5/1999	Measured	256	PATRIOT
7/10/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	86276
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7860		Sq. Ft.	Site		0	90.	0.83	10									590,219						590,200	

Total AC/HA: 0.18044 | Total SF/SM: 7860 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 590,219 | Spl Credit | Total: 590,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	2 - Plaster	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27949643
Const Adj.:	1.00989902
Adj $ / SQ:	161.520
Other Features:	80300
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	517003
Depreciation:	160271
Depreciated Total:	356732

COMMENTS

646-8352. PDAS. OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

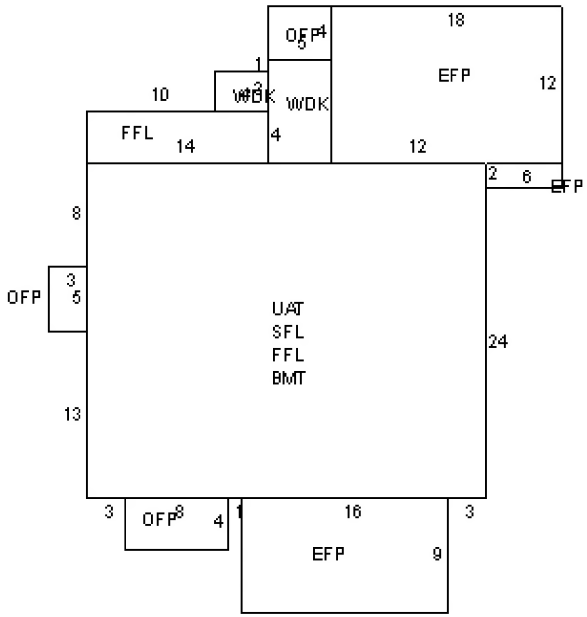
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	195.44
Special Features:	0	Val/Su Net:	112.63
Final Total:	356700	Val/Su SzAd	213.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	862	161.520	139,230
BMT	Basement	806	59.480	47,941
SFL	Second Floor	806	161.520	130,185
EFP	Enclos Porch	372	34.890	12,977
UAT	Upper Attic	202	64.610	13,019
OFP	Open Porch	67	41.530	2,783
WDK	Deck	52	16.160	840

Net Sketched Area:	3,167			Total:	346,975
Size Ad	1668	Gross Are	3771	FinArea	1950

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1970	22.72	T	39.2	101			4,500			4,500

More:	N	Total Yard Items:	4,500	Total Special Featues:		Total:	4,500